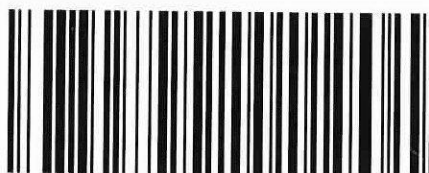




KIAMA MUNICIPAL COUNCIL



PWG002995

Phone Enquiries:

Mr Edward Paterson
4232 0444

Reference:

SC2410

03 July 2017

Karen Armstrong
Director Regions, Southern
Department of Planning and Environment
PO Box 5475
WOLLONGONG NSW 2520

Department of Planning
& Environment
RECEIVED

3 - JUL 2017

Southern Region-Wollongong

Dear Ms Armstrong

**Requesting Gateway Determination for a Planning Proposal
intending amendments to Kiama LEP 2011
for Lot 2 DP 626183, Golden Valley Road, Jamberoo, NSW 2533**

Enclosed is a Planning Proposal document for Lot 2 DP 626183, Golden Valley Road, Jamberoo, NSW 2533 for a Gateway determination.

This Planning Proposal seeks to rezone the land from RU2 Rural Landscape to R2 Low Density Residential and apply the associated controls in keeping with the adjacent land on Hyam Place and Golden Valley Road. The subject site is identified as Site 27b in the Kiama Urban Strategy as it would provide an appropriately defined and accessible southern boundary to Jamberoo Village.

Council received a Planning Proposal (PP) on 20 July 2016 for the rezoning of Lot 2 DP 626183, Golden Valley Road, Jamberoo from RU2 Rural Landscape to R2 Low Density Residential and the amendment of the minimum lot size from 40 hectares to 800m².

At its December 2016 Meeting Council resolved to reject the subject PP.

On 21 February 2017 the proponent submitted a request for a Rezoning Review as Council had notified the proponent that the original request to prepare a PP had not been supported. As part of the Rezoning Review process the Southern Joint Regional Planning Panel (the Panel) assessed the strategic merit of the proposal against the strengthened Strategic Merit Test as well as undertaking a Site Specific Merit Test. The Panel met with the proponent, Council, community representatives and Department of Planning and Environment as part of this process. The Panel met 11 May 2017 to assess and determine if the proposal should be submitted for a Gateway Determination.

On 25 May 2017 Council received correspondence informing that the Panel had determined that the proposal should proceed to Gateway Determination stage. As part of this correspondence Council were invited to be the Relevant Planning Authority

ALL CORRESPONDENCE

GENERAL MANAGER
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KIAMA NSW 2533

ADMINISTRATION
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your council
your community

(RPA) for this proposal. Council informed the Panel on 29 June 2017 that it would accept the role of RPA.

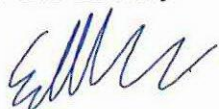
Supporting Information

The following information accompanies this request:

1. The DoPI Attachment 1 – *Information Checklist* prepared by Kiama Municipal Council.
2. The DoPI Attachment 4 – *Evaluation criteria for the delegation of plan making functions* prepared by Kiama Municipal Council.
3. A copy of correspondence from Panel to Council outlining that the PP should proceed to Gateway determination stage dated 25 May 2017.
4. Supporting information:
 - Planning Proposal Report – TCG Planning
 - Survey Plan – prepared by GeoSurv Land and Construction Surveyors
 - Report on Stage 1 Contamination Assessment with Potential Geotechnical and Acid Sulphate Soils advice – prepared by Network Geotechnics
 - Service Feasibility Assessment – prepared by KFW
 - Aboriginal Cultural Heritage Assessment Report and associated Archaeological Report – prepared by Biosis
 - Traffic Impact Statement – Prepared by Aztec Design

Council requests delegations for this Planning Proposal and that the Department provides a gateway consideration of this Planning Proposal at its earliest convenience.

Yours faithfully



Edward Paterson
Strategic Planner/Development Assessment Officer